

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Page 1 of 2
7/6/2010 10:42:43 AM

Project Status Proposed: 7/31/2009 Approved: <input checked="" type="checkbox"/> Closed: <input type="checkbox"/> Complete: <input type="checkbox"/>			Project Name: Avenues for Homeless Youth Main Address: 1XXX Oak Park Ave N Project Aliases: Home Away Center - North Additional Addresses: Ward: 5 Neighborhood: Near North																																																									
Impaction <input type="radio"/> Non-Impacted <input checked="" type="radio"/> Impacted			Housing Production and Affordability																																																									
Occupancy <input checked="" type="radio"/> Rental <input type="radio"/> Ownership			<table border="1"> <thead> <tr> <th>UNIT</th> <th>QTY</th> <th>UNIT</th> <th><30%</th> <th><50%</th> <th><60%</th> <th><80%</th> <th>MKT</th> </tr> </thead> <tbody> <tr> <td>0BR</td> <td>20</td> <td>0BR</td> <td>20</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1BR</td> <td>0</td> <td>1BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>2BR</td> <td>0</td> <td>2BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>3BR</td> <td>0</td> <td>3BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>4+BR</td> <td>0</td> <td>4+BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>TOT</td> <td>20</td> <td>TOT</td> <td>20</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		UNIT	QTY	UNIT	<30%	<50%	<60%	<80%	MKT	0BR	20	0BR	20	0	0	0	0	1BR	0	1BR	0	0	0	0	0	2BR	0	2BR	0	0	0	0	0	3BR	0	3BR	0	0	0	0	0	4+BR	0	4+BR	0	0	0	0	0	TOT	20	TOT	20	0	0	0	0
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Project Activity <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Stabilization <input type="checkbox"/> Preservation Year Built: 1934			Development <input type="radio"/> Apartment/Condo <input type="radio"/> Townhome <input type="radio"/> Coop <input checked="" type="radio"/> Shelter <input type="radio"/> Transitional <input type="radio"/> Scattered Site/Other																																																									
Household <input type="checkbox"/> General <input type="checkbox"/> Family w/Children <input type="checkbox"/> Senior <input type="checkbox"/> Single <input type="checkbox"/> Special Needs <input checked="" type="checkbox"/> Homeless			Shelter Units: 20 + Conversion Units: Section 8:																																																									

GENERAL INFORMATION

Avenues for Homeless Youth will use the 2009 and 2010 ESG for the following work:

1. Replace roof (73 years old)
2. Replace outdated and unsafe electrical panel on 2nd floor with an expanded panel on 3rd floor
3. Replace old security system that is no longer operating and cannot be serviced
4. Replace the chimney and install a metal chimney cap
5. Install flashing around the third floor dormer windows while the roof is being replaced

In addition, Avenues has been awarded a \$10,000 grant from the Open Your Heart to the Hungry and Homeless to replace 18 broken and deteriorating windows.

Partnership:

Developer:

Deborah Loon
Avenues for Homeless Youth
1708 Oak Park Ave N
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Phone: (612) 522-1690 ext
Fax: (612) 522-1633
deb@avenuesforyouth.org

Owner:

Bob Boyd
MPHA
1001 Washington Ave N
Minneapolis, MN 55401-
Phone: (612) 342-1437 ext-
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Contact Information:

Consultant:

Contractor:

Jeff Garetz
Load-Bearing, Inc.
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Architect:

Property Manager:

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Support Services:

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CPED Coordinator:

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CPED Support Coordinator

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Dalene Lenneman
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MPLS Affirmative Action

Melanie Bornett
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CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Page 2 of 2
7/6/2010 10:42:44 AM

Project Status
Proposed: 7/31/2009
Approved: ☒
Closed: ☐
Complete: ☐

Impactation
☐ Non-Impacted
☒ Impacted

Occupancy
☒ Rental
☐ Ownership

Project Name: Avenues for Homeless Youth
Main Address: 1XXX Oak Park Ave N
Project Aliases: Home Away Center - North
Additional Addresses:
Ward: 5 Neighborhood: Near North

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	20		0BR	20	0	0	0	0	
	1BR	0		1BR	0	0	0	0	0	
	2BR	0		2BR	0	0	0	0	0	
	3BR	0		3BR	0	0	0	0	0	
	4+BR	0		4+BR	0	0	0	0	0	
	TOT	20		TOT	20	0	0	0	0	

Shelter Units: 20 + Conversion Units:
Section 8:

Project Activity	Development	Household
<input type="checkbox"/> New Construction	<input type="radio"/> Apartment/Condo	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Rehabilitation	<input type="radio"/> Townhome	<input type="checkbox"/> Family w/Children
<input checked="" type="checkbox"/> Stabilization	<input type="radio"/> Coop	<input type="checkbox"/> Senior
<input type="checkbox"/> Preservation	<input checked="" type="radio"/> Shelter	<input type="checkbox"/> Single
Year Built: 1934	<input type="radio"/> Transitional	<input type="checkbox"/> Special Needs
	<input type="radio"/> Scattered Site/Other	<input checked="" type="checkbox"/> Homeless

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
Construction: \$137,000.00
Construction Contingency: \$9,500.00
Construction Interest: \$0.00
Relocation: \$0.00
Developer Fee: \$0.00
Legal Fees: \$0.00
Architect Fees: \$0.00
Other Costs: \$3,500.00
Reserves: \$0.00
Non-Housing: \$0.00
TDC: \$150,000.00
TDC/Unit: \$7,500.00

Project Permanent Sources:

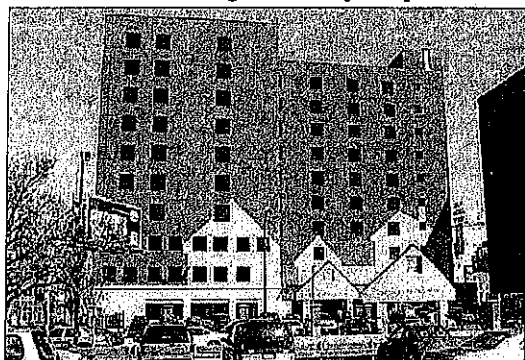
Source / Program	Amount	%	Term	Committed
CPED ESG (2010)	\$33,821.00			
CPED ESG (2009)	\$116,179.00			12/8/2009
TDC:	\$150,000.00			

Financing Notes:

The project used \$165,000 of 2004 ESG funds for the addition of a fire sprinkling system, plumbing repairs, handicapped accessibility, and environmental testing and remediation. The project used \$65,000 2003 ESG funds for smoke and CO detectors, to patch and paint water damaged ceilings, and electrical upgrades

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Page 1 of 2
7/2/2010 3:07:11 PM



Project Status
Proposed: 7/31/2009
Approved: ☒
Closed: ☐
Complete: ☐

Impact
☒ Non-Impacted
☐ Impacted

Occupancy
☒ Rental
☐ Ownership

Project Name: A Place of Hope (Transitional)
Main Address: 614 3rd St S
Project Aliases: People Serving People
Additional Addresses:
Ward: 2 Neighborhood: Downtown East

Project Activity
☐ New Construction
☒ Rehabilitation
☒ Stabilization
☐ Preservation
Year Built: _____

Development
☐ Apartment/Condo
☐ Townhome
☐ Coop
☐ Shelter
☒ Transitional
☐ Scattered Site/Other

Household
☐ General
☒ Family w/Children
☐ Senior
☐ Single
☐ Special Needs
☐ Homeless

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0	0
	2BR	10		2BR	10	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0	0
	TOT	10		TOT	10	0	0	0	0	0
Shelter Units: _____					+ Conversion Units: _____					
Section 8: _____										

GENERAL INFORMATION

In 2002, People Serving People (PSP) moved into the current facility on the corner of 3rd St and Portland Ave in downtown Minneapolis, providing emergency housing in 99 units and transitional housing in 10 two-bedroom apartments for transitional housing units. The building is a rehabilitated 11-story warehouse with 3 elevators and a brick/stucco exterior and attached parking lot.

In response to the great need for supportive housing in the community, the transitional housing units were converted to supportive housing in the Housing First model in 2007. The cooking areas in these units are in need of rehabilitation after 7 years of heavy use by families. PSP facilities management has determined that all cabinets, counters, and appliances should be replaced due to physical deterioration. CPED Construction Management staff recommends lead testing from 2002 be updated to check areas that were not hazards at the time to ensure that all areas are still intact.

This second injection of ESG assistance will help to update the cooking areas in each of the 10 supportive transitional housing units set aside exclusively for families.

Partnership:

Developer:

Wendy Darst
People Serving People, Inc.
614 S 3rd St
Minneapolis, MN 55415-1104
Phone: (612) 277-0242 ext.
Fax: (612) 333-7608
wdarst@peopleservingpeople.org

Owner:

Wendy Darst
People Serving People, Inc.
614 S 3rd St
Minneapolis, MN 55415-1104
Phone: (612) 277-0242 ext.
Fax: (612) 333-7608
wdarst@peopleservingpeople.org

Contact Information:

Consultant:

Contractor:

Architect:

Property Manager:

People Serving People, Inc.
Phone: (612) 227-0243 ext.
Fax: (612) 333-7608

Support Services:

CPED Coordinator:

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CPED
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Minneapolis, MN 55401-
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theresa.cunningham@ci.minneapolis.mn.us

CPED Legal:

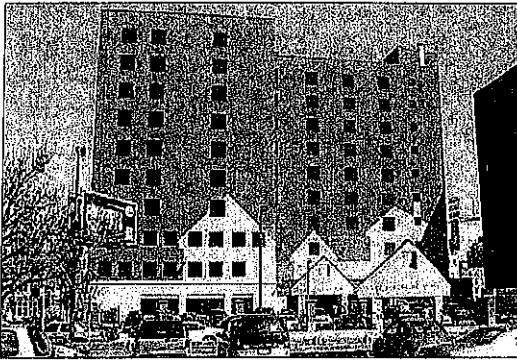
CPED Support Coordinator

CPED Rehab:

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
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Page 2 of 2
7/2/2010 3:07:12 PM



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Impaction
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Occupancy
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Project Name: A Place of Hope (Transitional)
Main Address: 614 3rd St S
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Project Activity
☐ New Construction
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Year Built: _____

Development
☐ Apartment/Condo
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Household
☐ General
☒ Family w/Children
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Housing Production and Affordability						
UNIT	QTY	UNIT	<30%	<50%	<60%	<80%
0BR	0	0BR	0	0	0	0
1BR	0	1BR	0	0	0	0
2BR	10	2BR	10	0	0	0
3BR	0	3BR	0	0	0	0
4+BR	0	4+BR	0	0	0	0
TOT	10	TOT	10	0	0	0

Shelter Units: _____ + Conversion Units: _____
Section 8: _____

USES AND PERMANENT SOURCES

Project Uses:

Land: \$0.00
Construction: \$98,241.00
Construction Contingency: \$6,500.00
Construction Interest: \$0.00
Relocation: \$0.00
Developer Fee: \$3,000.00
Legal Fees: \$500.00
Architect Fees: \$0.00
Other Costs: \$1,000.00
Reserves: \$0.00
Non-Housing: \$0.00
TDC: \$109,241.00
TDC/Unit: \$10,924.10

Project Permanent Sources:

Source / Program	Amount	%	Term	Committed
CPED ESG (2010)	\$59,191.00		Grant	
CPED ESG (2009)	\$35,000.00		Grant	12/6/2009
People Serving People Private Fundraising	\$15,050.00			8/1/2009
TDC:	\$109,241.00			

Financing Notes:

Initially, both the shelter and transitional housing units comprised by A Place of Hope was developed in 2001 when the City provided \$500,000 of HOME funds and \$450,000 in ESG funds to this effort.